



SIGN CLEARANCE

Community Development Department
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

Clearance No. None
Date Submitted 7-28-03
Fee \$ 25.00
Zone C-1

TAX SCHEDULE 2945-123-03-026
BUSINESS NAME Subway
STREET ADDRESS 1840 No. 12th
PROPERTY OWNER TWRFTH + Orchard LLC
OWNER ADDRESS 909 W Chukwi Path
New Harmony Utah 84757-5126

CONTRACTOR Western Neon Sign Co
LICENSE NO. 2030815
ADDRESS 3183 Hall Ave Grand Jct
TELEPHONE NO. 523 4045
CONTACT PERSON R24 McMans

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign: 36 Square Feet
- (1,2,4) Building Façade: 115 Linear Feet
- (1 - 4) Street Frontage: ~~167.97~~ 148 Linear Feet
- (2 - 5) Height to Top of Sign: 13 Feet Clearance to Grade: 10 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

1- 30" x 16' Fw Sign	<u>24</u>	Sq. Ft.
1- 3' x 12' Roof Mounted sign	<u>36</u>	Sq. Ft.
1- 2' x 14" Fw Sign	<u>28</u>	Sq. Ft.
1- 2 x 14 Fw Sign = <u>28</u> Total Existing:	88	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>230</u>	Sq. Ft.
Free-Standing	<u>252</u>	Sq. Ft.
Total Allowed:	<u>252</u>	Sq. Ft.

COMMENTS:

116

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.

I hereby attest that the information on this form and the attached sketches are true and accurate.

Ray McMans
Applicant's Signature

7/28/03
Date

Misha Magan
Community Development Approval

7/29/03
Date

(White: Community Development)

(Canary: Applicant)

(Pink: Building Dept)

(Goldenrod: Code Enforcement)

12th

150ft
Left

12'
S Highway

264.97
New 3'x12' sign

Roof Sign

11'x12' sign

3'x12'

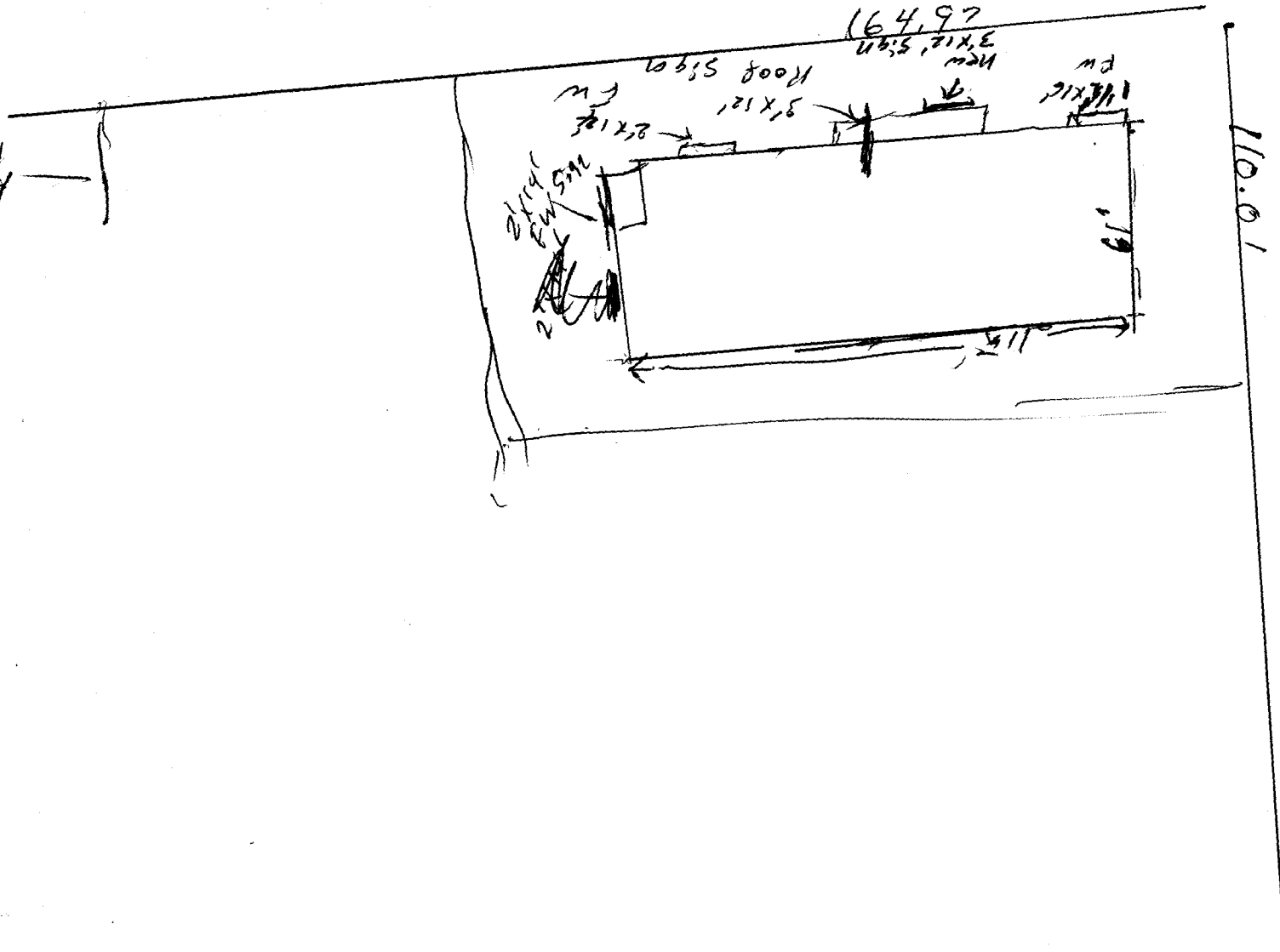
2'x12'

14.5'x12' sign
New 14.5'x12' sign

Alger's
pole sign

110.01

Orchard



City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flo...
- Between 100 & 500-y...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONI...

City Limits Boundary

- Grand Junction

Air Photos

- 2002 Photos
- Streets 2



SCALE 1 : 604

